

ORIGINAL PERMIT

BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

1232 RACE RD.
SUITE #104, 1055 TAYLOR AVE. BALTO. MD 21202
ROSSVILLE MEDICAL CENTER
OWNER
VVKR #1 E. LEXINGTON BALTO., MD 21202 90793-R
N/E/S RACE RD. 362' S/E OF PHILADELPHIA RD. #4231 S/E OF PHILADELPHIA RD.

A. TYPE OF IMPROVEMENT
1. NEW BUILDING CONSTRUCTION
2. ADDITION
3. ALTERATION
4. REPAIRS
5. RECONSTRUCTION
6. OTHER

B. OWNERSHIP
1. PUBLICLY OWNED
2. PRIVATELY OWNED

C. TYPE OF USE
1. RESIDENTIAL
2. COMMERCIAL
3. INDUSTRIAL
4. OFFICE
5. OTHER

D. TYPE OF CONSTRUCTION
1. NEW BUILDING
2. ADDITION
3. ALTERATION
4. REPAIRS
5. RECONSTRUCTION
6. OTHER

E. RESIDENTIAL ONLY
1. SINGLE FAMILY UNITS
2. TWO FAMILY UNITS
3. THREE FAMILY UNITS
4. FOUR FAMILY UNITS
5. FIVE FAMILY UNITS
6. SIX FAMILY UNITS
7. SEVEN FAMILY UNITS
8. EIGHT FAMILY UNITS
9. NINE FAMILY UNITS
10. TEN FAMILY UNITS
11. ELEVEN FAMILY UNITS
12. TWELVE FAMILY UNITS
13. THIRTEEN FAMILY UNITS
14. FOURTEEN FAMILY UNITS
15. FIFTEEN FAMILY UNITS
16. SIXTEEN FAMILY UNITS
17. SEVENTEEN FAMILY UNITS
18. EIGHTEEN FAMILY UNITS
19. NINETEEN FAMILY UNITS
20. TWENTY FAMILY UNITS

F. DIMENSIONS
1. LOT AREA
2. LOT FRONTAGE
3. LOT DEPTH
4. LOT WIDTH
5. LOT HEIGHT
6. LOT AREA
7. LOT FRONTAGE
8. LOT DEPTH
9. LOT WIDTH
10. LOT HEIGHT

RENEWAL PERMIT

BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

1232 RACE RD.
SUITE #104, 1055 TAYLOR AVE. BALTO. MD 21202
ROSSVILLE MEDICAL CENTER
OWNER
VVKR #1 E. LEXINGTON BALTO., MD 21202 90793-R
N/E/S RACE RD. 362' S/E OF PHILADELPHIA RD. #4231 S/E OF PHILADELPHIA RD.

A. TYPE OF IMPROVEMENT
1. NEW BUILDING CONSTRUCTION
2. ADDITION
3. ALTERATION
4. REPAIRS
5. RECONSTRUCTION
6. OTHER

B. OWNERSHIP
1. PUBLICLY OWNED
2. PRIVATELY OWNED

C. TYPE OF USE
1. RESIDENTIAL
2. COMMERCIAL
3. INDUSTRIAL
4. OFFICE
5. OTHER

D. TYPE OF CONSTRUCTION
1. NEW BUILDING
2. ADDITION
3. ALTERATION
4. REPAIRS
5. RECONSTRUCTION
6. OTHER

E. RESIDENTIAL ONLY
1. SINGLE FAMILY UNITS
2. TWO FAMILY UNITS
3. THREE FAMILY UNITS
4. FOUR FAMILY UNITS
5. FIVE FAMILY UNITS
6. SIX FAMILY UNITS
7. SEVEN FAMILY UNITS
8. EIGHT FAMILY UNITS
9. NINE FAMILY UNITS
10. TEN FAMILY UNITS
11. ELEVEN FAMILY UNITS
12. TWELVE FAMILY UNITS
13. THIRTEEN FAMILY UNITS
14. FOURTEEN FAMILY UNITS
15. FIFTEEN FAMILY UNITS
16. SIXTEEN FAMILY UNITS
17. SEVENTEEN FAMILY UNITS
18. EIGHTEEN FAMILY UNITS
19. NINETEEN FAMILY UNITS
20. TWENTY FAMILY UNITS

F. DIMENSIONS
1. LOT AREA
2. LOT FRONTAGE
3. LOT DEPTH
4. LOT WIDTH
5. LOT HEIGHT
6. LOT AREA
7. LOT FRONTAGE
8. LOT DEPTH
9. LOT WIDTH
10. LOT HEIGHT

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, MD 21221

THIS IS TO CERTIFY, that the advertisement of
Turner-Sugill Partnership in the matter
of Zoning Variance of 1232 Race Rd. Case #
90-149-A, P.O.#1737, Reg.# 903222,
80.5 Times \$1.55 or \$44.25

published in The Avenue News a weekly newspaper
published in Baltimore County, Maryland once a week for
6 successive weeks) before the 6 day of Oct. 1989.
It is to say the same was inserted in the issues of Oct. 5 1989.

By *Dennis F. Rasmussen*
per publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 837-3353

J. Robert Haines
Zoning Commissioner

DATE 10/30/89

Turner-Sugill Partnership
1030 Middle River Road
Baltimore, Maryland 21220

Re: Petition for Zoning Variance
CASE NUMBER: 90-149-A
NE/S of Race Road, 420' SE c/l of Philadelphia Road
1232 Race Road
15th Election District - 6th Councilmanic
Legal Owner(s): 1232 Race Road Partnership
Contract Purchaser(s): Turner-Sugill Partnership
HEARING: WEDNESDAY, NOVEMBER 1, 1989 at 2:00 p.m.

Gentlemen:

Please be advised that \$110.65 is due for advertising and posting of
the above captioned property.

THIS FEE MUST BE PAID BY THE PETITIONER.

receipt

Account: R 001-6150
Number: 120
Date: 10/31/89
Amount: \$110.65
Paid: \$110.65

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 837-3353

DATE 10/31/89

Amount: \$110.65
Paid: \$110.65

LAST NAME OF OWNER: 1232 RACE RD PARTNERSHIP

B B 022****1100510 001.F

Cashier Validation: Please make checks payable to: Baltimore County

Rossville Medical Center

1232 Race Road
Baltimore, Maryland 21237

Medical office condominium suites
1,060 to 3,900 square feet
For more information contact:
Patrick Turner
301/574-4966

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 1524
Posted for: 10/15/89
Petitioner: 1232 Race Rd. Partnership
Location of property: 1232 Race Rd. Balto. MD 21202
Location of Sign: 1232 Race Rd. Balto. MD 21202
Remarks: 1232 Race Rd. Partnership
Posted by: J. Robert Haines
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct 5, 1989

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on Oct 5, 1989.

THE JEFFERSONIAN.

S. Zake Orlean
Publisher

PO17236
reg 1134223
co 90-149-A
price \$41.37

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 837-3353

J. Robert Haines
Zoning Commissioner

September 19, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations
of Baltimore County will hold a public hearing on the property identified herein in Room 106
of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as
follows:

Petition for Zoning Variance
CASE NUMBER: 90-149-A
NE/S of Race Road, 420' SE c/l of Philadelphia Road
1232 Race Road
15th Election District - 6th Councilmanic
Legal Owner(s): 1232 Race Road Partnership
Contract Purchaser(s): Turner-Sugill Partnership
HEARING: WEDNESDAY, NOVEMBER 1, 1989 at 2:00 p.m.

Variance: To allow side yard setbacks of 27 feet in lieu of the required 30 feet for both sides
of the property.

In the event that this Petition is granted, a building permit may be issued within the thirty
(30) day appeal period. The Zoning Commissioner will, however, entertain any request for a
stay of the issuance of said permit during this period for good cause shown. Such request
must be in writing and received in this office by the date of the hearing set above or pre-
sented at the hearing.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: 1232 Race Partnership
Turner-Sugill Partnership
Michael E. Marino, Esq.
File

Baltimore County
Office of Planning & Zoning
County Office Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 837-3211

P. David Fields
Director

September 11, 1989

1232 Race Rd. General Partnership
1232 Race Road
Baltimore, MD 21237

Re: Building Permit #105759
Control # C-2272-88

Dear Sir:

The Office of Current Planning and Development cannot approve the
above referenced application for the following reason(s).

A County Review Group (CRG) meeting is required,
however you could request a waiver from this
process.

XXXX Landscape Plan must be submitted to and approved by
this office.

XXXX Other: An amended CRG plan is required.

If you have any questions you may contact me at 887-3335.

Sincerely yours,
LeRoy E. Ogil
LeRoy E. Ogil
Planner, Current Planning and Development

LEO:rh

cc: File
Ghassoon Emil Juhohan, Welly, Clayton & Mojziesek, 2508 N. Calvert
St. Baltimore, MD 21218, John P. DeFrander, Bowdreau Rucne
Const. Co., Inc. 1030 Middle River Road Baltimore, MD 21221

LAW OFFICES
HALL, LEVY & MARINO, P.A.
SUITE 1212
TEN EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202
(301) 685-4400
TELECOPIER (301) 752-0761

RECEIVED
AUG 30 1989
ZONING OFFICE

August 29, 1989

J. Robert Haines, Esquire
Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: NS Race Road
15th Election District
1232 Race Road

Dear Mr. Haines:

I am writing on behalf of our client, Turner-Sugill Partnership who will be the successor to the 1232 Race Road Partnership ("1232 R.R.P.") the current owner of the above-captioned property.

The subject property is a triangular parcel fronting on Race Road upon which 1232 R.R.P. planned to construct a medical condominium office building 1232 R.R.P. commenced construction several years ago and for more than two years the property has contained structural steel which has already been erected. This rusting steel skeleton is visible from Rossville Boulevard and several other surrounding streets but remains in this state due to the inability of 1232 R.R.P. to continue construction or attract a successor builder/developer to complete the project. A building permit was issued to 1232 R.R.P. (permit number 105759, control number 2272-88) and renewed November 25, 1988.

Prior to succeeding to 1232 R.R.P.'s interest in the property an overall investigation was undertaken and it was discovered that the skeletal steel encroached (considering the cantilevered overhangs) on the side yard set backs by two and a fraction feet on each side of the proposed building.

Accordingly, I have had prepared the requisite engineering and prepared a Petition for Zoning Variance. A survey of the adjoining property owners, all of which are commercial, reveals support and eagerness for the project to proceed.

Sugill-Turner Partnership has received favorable responses from two lenders for financing necessary to complete the project, however, both lenders understandably require the zoning matter I have outlined to be resolved, prior to closing, and closing had been proposed for mid October, 1989. This date would allow Turner-Sugill Partnership to "close the building up" prior to the onset of the harsh winter months.

Given the normal waiting time for scheduling of variance hearings, the mid October, 1989 time frame would not be possible, thus jeopardizing the project, without some consideration from your office. I believe this project is worthy of exigent relief in view of the circumstances I have outlined and would appreciate any consideration which could be given for a prompt hearing on the variance.

Respectfully,

Michael E. Marino
Michael E. Marino

MEM:sp
1680sap

LAW OFFICES
HALL, LEVY & MARINO, P.A.
SUITE 1212
TEN EAST BALTIMORE STREET
BALTIMORE, MARYLAND 21202
(301) 685-4400
TELECOPIER (301) 752-0761

August 29, 1989

J. Robert Haines, Esquire
Zoning Commissioner
Baltimore County Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: NS Race Road
15th Election District
1232 Race Road

Dear Mr. Haines:

I am writing on behalf of our client, Turner-Sugill Partnership who will be the successor to the 1232 Race Road Partnership ("1232 R.R.P.") the current owner of the above-captioned property.

The subject property is a triangular parcel fronting on Race Road upon which 1232 R.R.P. planned to construct a medical condominium office building 1232 R.R.P. commenced construction several years ago and for more than two years the property has contained structural steel which has already been erected. This rusting steel skeleton is visible from Rossville Boulevard and several other surrounding streets but remains in this state due to the inability of 1232 R.R.P. to continue construction or attract a successor builder/developer to complete the project. A building permit was issued to 1232 R.R.P. (permit number 105759, control number 2272-88) and renewed November 25, 1988.

Prior to succeeding to 1232 R.R.P.'s interest in the property an overall investigation was undertaken and it was discovered that the skeletal steel encroached (considering the cantilevered overhangs) on the side yard set backs by two and a fraction feet on each side of the proposed building.

Accordingly, I have had prepared the requisite engineering and prepared a Petition for Zoning Variance. A survey of the adjoining property owners, all of which are commercial, reveals support and eagerness for the project to proceed.

Sugill-Turner Partnership has received favorable responses from two lenders for financing necessary to complete the project, however, both lenders understandably require the zoning matter I have outlined to be resolved, prior to closing, and closing had been proposed for mid October, 1989. This date would allow Turner-Sugill Partnership to "close the building up" prior to the onset of the harsh winter months.

Given the normal waiting time for scheduling of variance hearings, the mid October, 1989 time frame would not be possible, thus jeopardizing the project, without some consideration from your office. I believe this project is worthy of exigent relief in view of the circumstances I have outlined and would appreciate any consideration which could be given for a prompt hearing on the variance.

Respectfully,

Michael E. Marino
Michael E. Marino

MEM:sp
1680sap

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 24, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Park Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Michael E. Marino, Esquire
10 E. Baltimore Street, Suite 1212
Baltimore, MD 21201

RE: Item No. 83, Case No. 90-149-A
Petitioner: Mirza A. Baig, et al
Petition for Zoning Variance

Dear Mr. Marino:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development. Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

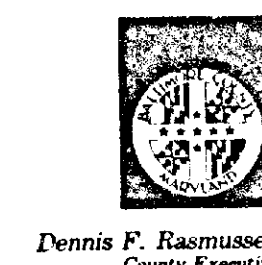
JED:jw

Enclosures

cc: Mirza A. Baig
Turner-Sugill Partnership

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 6th day of September, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Mirza A. Baig, et al

Petitioner's Attorney: Michael E. Marino

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 19, 1989
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: 1232 Race Road Partnership, Item 83
Zoning Petition No. 90-149-A

The Petitioner requests a Variance to allow side yard setbacks of 27 ft. in lieu of the required 30 ft. for both sides of the property.

In reference to this request, staff submits a copy of a letter dated September 11, 1989 from Planner, Leroy E. Ogilvie of the Current Planning and Development Section to the Petitioner (see attached).

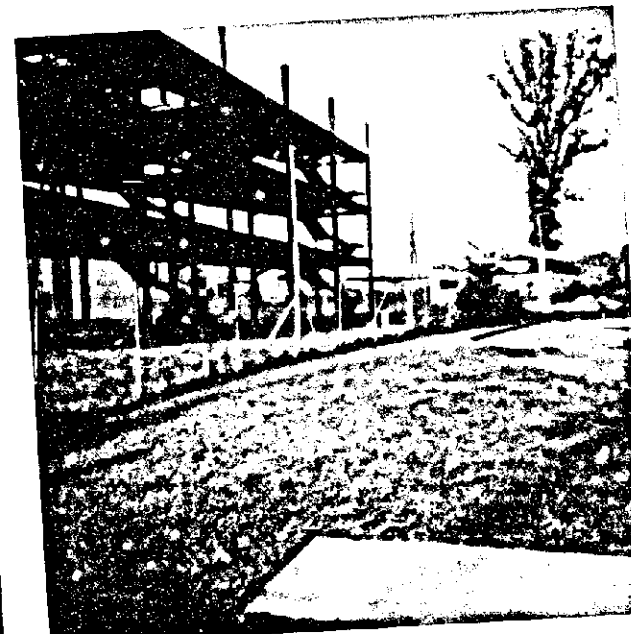
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

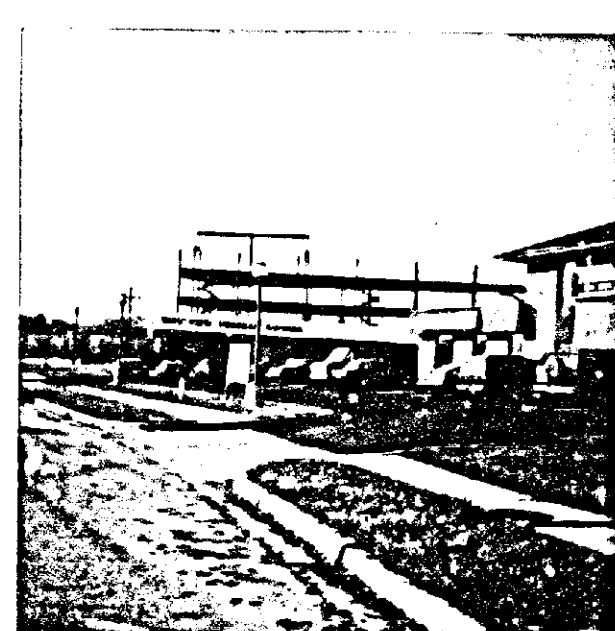
OCT 24 1989



ROSSVILLE MEDICAL CENTER
10/24/89 @ 2 PM 2C



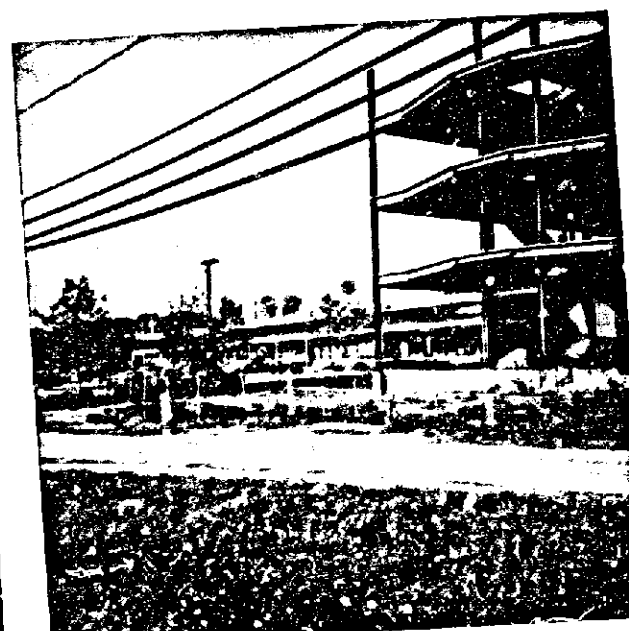
ROSSVILLE MEDICAL CENTER
10/24/89 @ 2 PM 2D



ROSSVILLE MEDICAL CENTER
10/24/89 @ 2 PM 2E



ROSSVILLE MEDICAL CENTER
10/24/89 @ 2 PM 2A

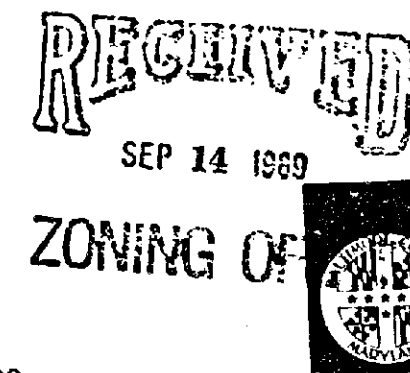


ROSSVILLE MEDICAL CENTER
10/24/89 @ 2 PM 2A



ROSSVILLE MEDICAL CENTER
10/24/89 @ 2 PM 2B

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3534



September 12, 1989

Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 83, 84, 85, 86, 88, 89, 90, 92, and 93.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan

MSF/cfm

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

8/12/89
Date

OCT 05 1989

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 83, Zoning Advisory Committee Meeting of August 12, 1989

Property Owner: 1232 Race Road Partnership

Location: NE/S of Race Rd, 430' SE centerline of Philadelphia Rd District: 15

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 887-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____ conducted.
 - () The results are valid until _____
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3990.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

J. H. Ethick
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500
Paul H. Reincke
Chief

September 14, 1989



J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: TURNER-SUGIL PARTNERSHIP

Location: NE/S OF RACE ROAD

Item No.: 83 Zoning Agenda: AUGUST 19, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *[Signature]* 9-14-89 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

SEP 08 1989

Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Application for Zoning Variance
N/S Race Road, to Allow Side Yard
Setbacks of 27' in Lieu of the
Required 30'.
Owners: 1232 Race Road Partnership

Dear Sir:

I/we support the above captioned application for variance. The property has had structural steel erected for the past 4 years. The steel is now rusting and the sight of the steel frame only detracts from the desirability of the location. We have also seen the plans and elevation drawings of the proposed building and welcome its completion and the new occupants.

Very truly yours,
Bay City Construction, Inc.

Rolando B. dela Cruz, Sr.
Rolando B. dela Cruz, Sr.
President

(property directly north of site)

August 22, 1989

Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Application for Zoning Variance
N/S Race Road, to Allow Side Yard
Setbacks of 27' in Lieu of the
Required 30'.
Owners: 1232 Race Road Partnership

Dear Sir:

I/we support the above captioned application for variance. The property has had structural steel erected for the past 4 years. The steel is now rusting and the sight of the steel frame only detracts from the desirability of the location. We have also seen the plans and elevation drawings of the proposed building and welcome its completion and the new occupants.

Very truly yours,

Joann M. Lovry
Joann M. Lovry
Branch Manager
Westview Federal Savings & Loan Assn.

(BANK PROPERTY)

August 29, 1989

Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Application for Zoning Variance
N/S Race Road, to Allow Side Yard
Setbacks of 27' in Lieu of the
Required 30'.
Owners: 1232 Race Road Partnership

Dear Sir:

I/we support the above captioned application for variance. The property has had structural steel erected for the past 4 years. The steel is now rusting and the sight of the steel frame only detracts from the desirability of the location. We have also seen the plans and elevation drawings of the proposed building and welcome its completion and the new occupants.

Very truly yours,

Philip Ross
Philip Ross
PHILIP ROSS ENTERPRISES

(STREET CENTER)

- LEGEND**
- EXIST. CONTOUR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY
 - EXIST. WATER
 - EXIST. CURB & GUTTER
 - EXIST. CONDUIT
 - EXIST. GAS
 - EXIST. UTILITY POLE
 - PROPOSED CONTOUR
 - PROPOSED STORM DRAIN
 - PROPOSED SANITARY
 - PROPOSED WATER
 - PROPOSED CURB & GUTTER

BPS land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland
301-435-6800



C. EVERING POST No. 6506
Y.F.W.
2343/205
EX. ZONING ML-IM

PHIL-ROSS JOINT VENTURE
G958/217
EX. ZONING BL

ROLANDO B. SR. & DELA CRUZ
G724/363
EX. ZONING ML-IM

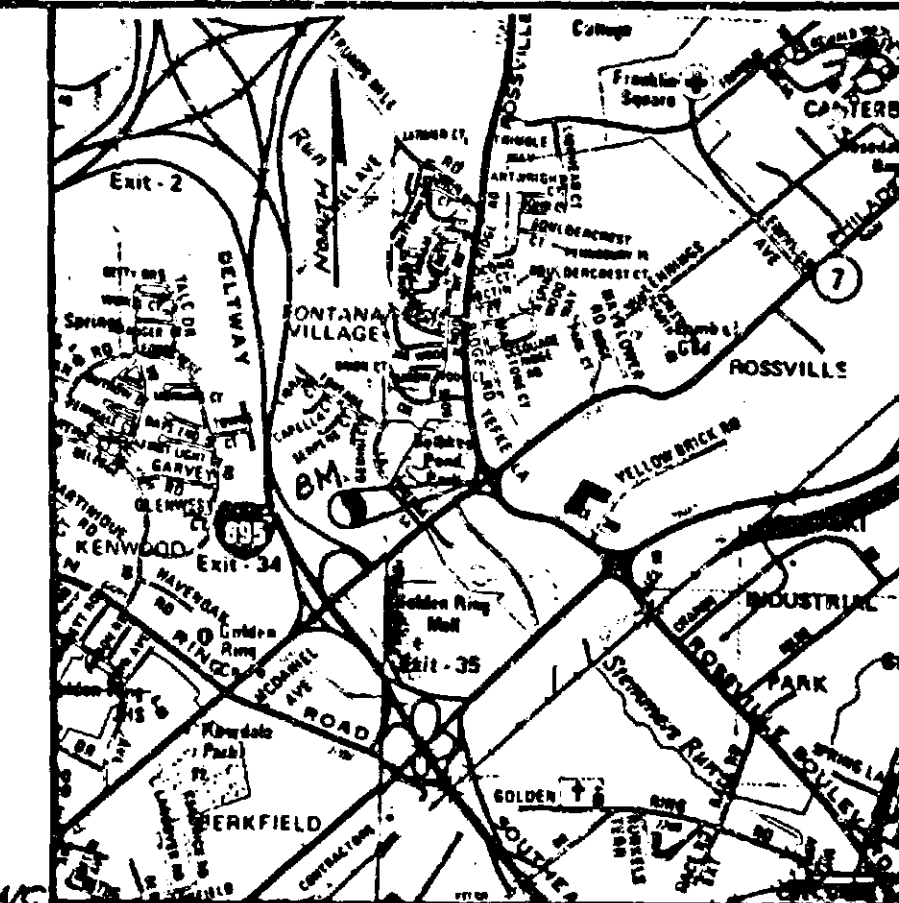
WESTVIEW FEDERAL
SAVING & LOAN ASSOC.
5632/781
EX. ZONING ML-IM

PLAN
Scale: 1" = 20'

OWNER/DEVELOPER
1232 RACE ROAD PARTNERS
1030 MIDDLE RIVER ROAD
BALTIMORE, MARYLAND 21220

Bench Mark 12617-A
Set cut in north end of conc. headwall
(1.0' south of seam) on west side of
Route 7 and south side of Rossville Blvd.

GOLDEN RING TRAVEL
AND TRANSPORTATION INC.
P.B. 50 Folio 141
EX. ZONING ML-IM



VICINITY MAP
SCALE: 1" = 2000'

100 Year Floodplain, Drainage
Utility Easement, Floodplain
51.32.0 See FIEM MAP
240010-0430 B

Dead References

Dead References	1700012525
Dead References	1700012525
Dead References	151872490
Dead References	151872491
Dead References	6713/263
Dead References	6714/263

PARKING REQUIREMENT
Required: 18,200 S.F. x 1/200 = 42 parking spaces
Provided: 42 (includes 2 handicap)

DRAWING REVISIONS

Existing Water	41-396
Existing Sanitary	71-0254
Existing Storm Drain	75-1114

Councilman District
Census Tract
Watershed
Subwatershed
Proposed Floor Area
Open Space Required
ADT

Councilman District	6
Census Tract	4512
Watershed	22
Subwatershed	2
Proposed Floor Area	18,500 S.F.
Open Space Required	None
ADT	629

There are no historic buildings, wetlands, critical areas, archaeological sites, or endangered species habitats within the site boundaries.

Owner: 1232 Race Road Partnership

Stormwater Management

Exist. Impervious Area	2,457 S.F.
Prop. Impervious Area	24,350 S.F.
Adj. New Imp. Area	27,822 S.F.
Total New Impervious Area	0.64 a.c.

Using existing drainage systems - Imp. 75-0014-5

Soil

Soil type from Balto. Co. Soil Survey Sheets	
SHC2-Sassafras Sandy loam/loess	
Soil borings & testing have been conducted at the site. Soils were found to be of the Potomac group with the following characters:	
Depth	Class
0-5 ft.	M
5-15 ft.	SH-SP
15-25 ft.	CL

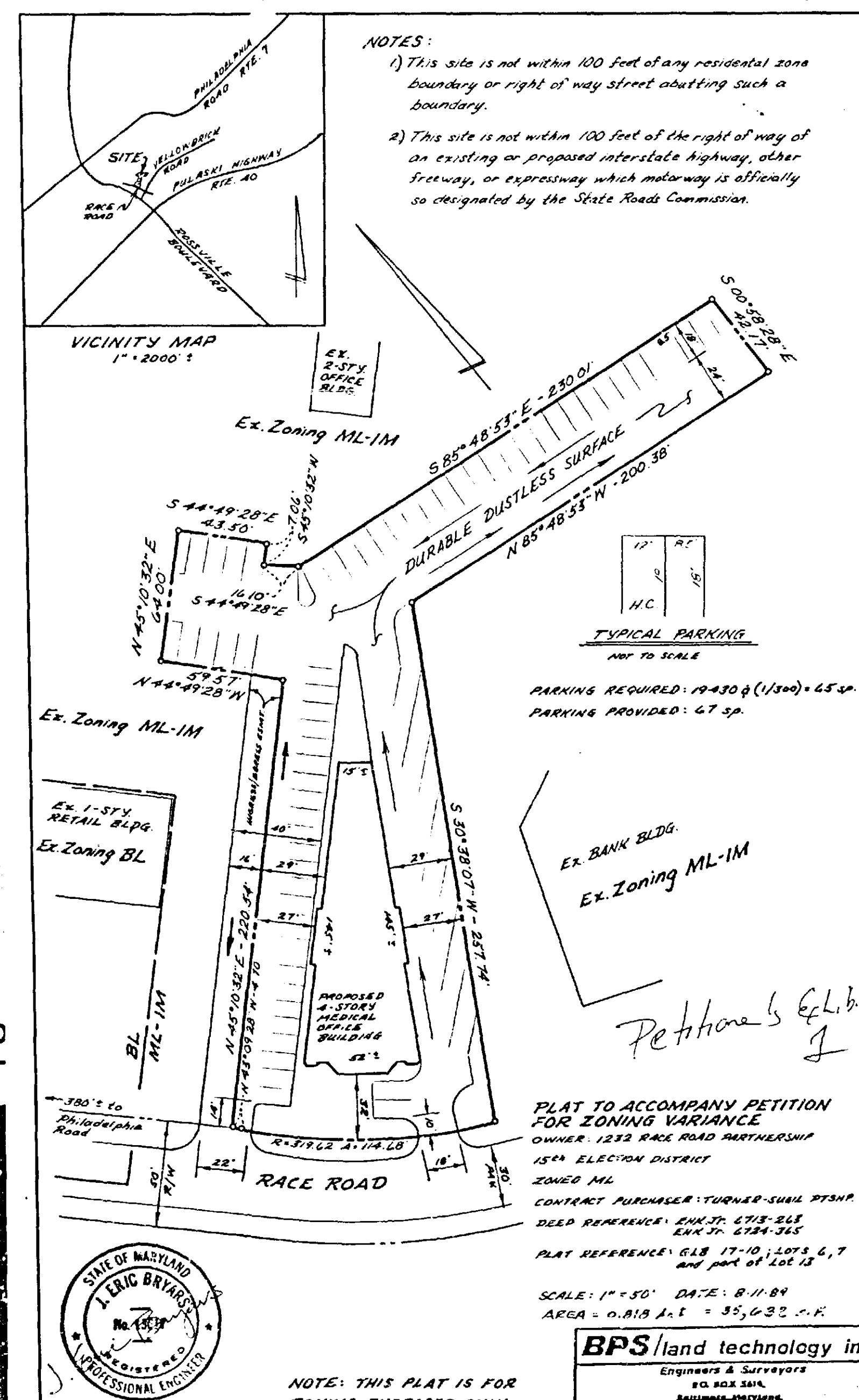
Onsite parking section (parking): 4' Bit. Conc. surface (SH), 4" CR-6 base

Offsite Travelways: 1/2" Bit. Conc. surface, 4 1/2" Bit. Conc. base, 4 1/2" dense graded stabilized aggregate base course.

Landscape Requirements:
Race Road: 150' L.F. x 8' trees/40' L.F. = 4 trees
Parking: 42 spaces x 1 tree/12 S.F. = 3.5 trees
Total Required: 7.5 trees
A landscape plan will be submitted as part of the final design package. All existing trees to be removed except 30' Oak (as shown) - total site to be graded.

100 Year Floodplain based on FIRM plus 1.0' freeboard approved by D.P.W. on 9-21-89.
Stormwater Management was executed on 9-10-89.
Variance to the required 15 ft. forest buffer to a proposed 50 foot forest buffer has been submitted to D.P.W. on 9-28-89.

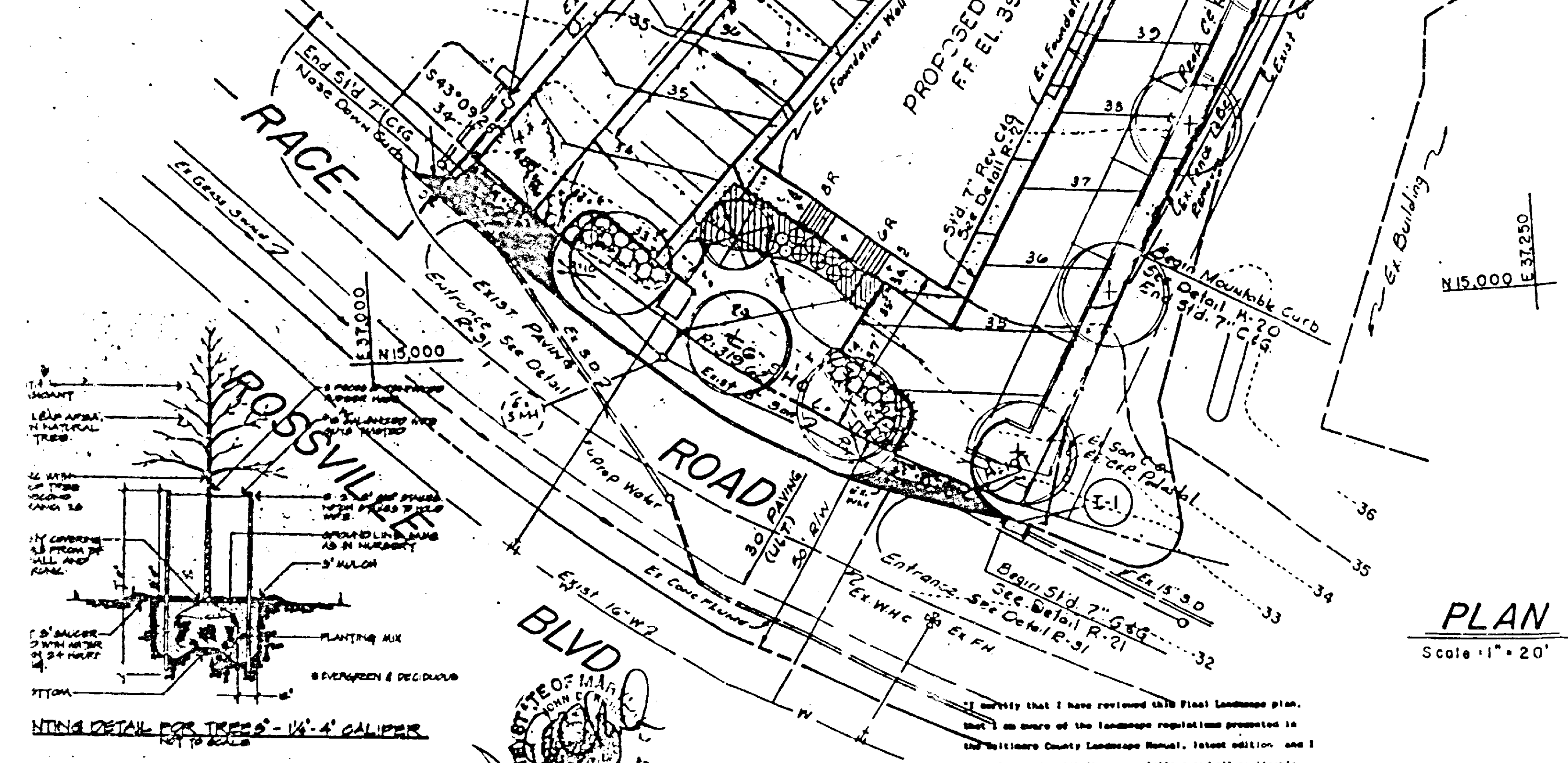
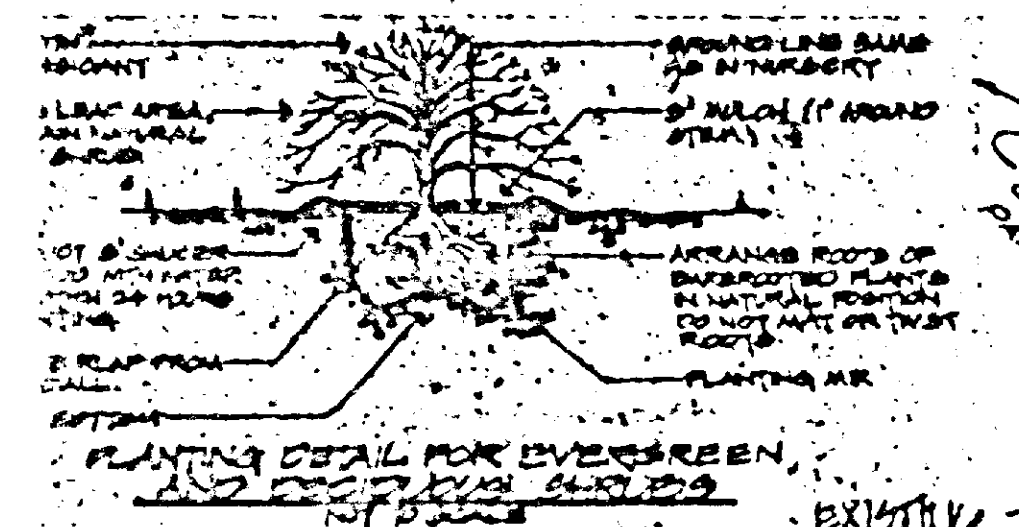
AMENDED CRG PLAN
for
ROSSVILLE MEDICAL CENTER
1232 RACE ROAD
15th. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
Date: Sept. 23, 1989
Sheet 1 of 1



NOTES:

1. The proposed site plan shall be properly marked with dimensions and bearings.
2. The proposed site plan shall be properly marked with dimensions and bearings.
3. The proposed site plan shall be properly marked with dimensions and bearings.
4. The proposed site plan shall be properly marked with dimensions and bearings.
5. The proposed site plan shall be properly marked with dimensions and bearings.
6. The proposed site plan shall be properly marked with dimensions and bearings.
7. The proposed site plan shall be properly marked with dimensions and bearings.
8. The proposed site plan shall be properly marked with dimensions and bearings.
9. The proposed site plan shall be properly marked with dimensions and bearings.
10. The proposed site plan shall be properly marked with dimensions and bearings.
11. The proposed site plan shall be properly marked with dimensions and bearings.
12. The proposed site plan shall be properly marked with dimensions and bearings.
13. The proposed site plan shall be properly marked with dimensions and bearings.
14. The proposed site plan shall be properly marked with dimensions and bearings.
15. The proposed site plan shall be properly marked with dimensions and bearings.
16. The proposed site plan shall be properly marked with dimensions and bearings.
17. The proposed site plan shall be properly marked with dimensions and bearings.
18. The proposed site plan shall be properly marked with dimensions and bearings.
19. The proposed site plan shall be properly marked with dimensions and bearings.
20. The proposed site plan shall be properly marked with dimensions and bearings.
21. The proposed site plan shall be properly marked with dimensions and bearings.
22. The proposed site plan shall be properly marked with dimensions and bearings.
23. The proposed site plan shall be properly marked with dimensions and bearings.
24. The proposed site plan shall be properly marked with dimensions and bearings.
25. The proposed site plan shall be properly marked with dimensions and bearings.
26. The proposed site plan shall be properly marked with dimensions and bearings.
27. The proposed site plan shall be properly marked with dimensions and bearings.
28. The proposed site plan shall be properly marked with dimensions and bearings.
29. The proposed site plan shall be properly marked with dimensions and bearings.
30. The proposed site plan shall be properly marked with dimensions and bearings.
31. The proposed site plan shall be properly marked with dimensions and bearings.
32. The proposed site plan shall be properly marked with dimensions and bearings.
33. The proposed site plan shall be properly marked with dimensions and bearings.
34. The proposed site plan shall be properly marked with dimensions and bearings.
35. The proposed site plan shall be properly marked with dimensions and bearings.
36. The proposed site plan shall be properly marked with dimensions and bearings.
37. The proposed site plan shall be properly marked with dimensions and bearings.
38. The proposed site plan shall be properly marked with dimensions and bearings.
39. The proposed site plan shall be properly marked with dimensions and bearings.
40. The proposed site plan shall be properly marked with dimensions and bearings.
41. The proposed site plan shall be properly marked with dimensions and bearings.
42. The proposed site plan shall be properly marked with dimensions and bearings.
43. The proposed site plan shall be properly marked with dimensions and bearings.
44. The proposed site plan shall be properly marked with dimensions and bearings.
45. The proposed site plan shall be properly marked with dimensions and bearings.
46. The proposed site plan shall be properly marked with dimensions and bearings.
47. The proposed site plan shall be properly marked with dimensions and bearings.
48. The proposed site plan shall be properly marked with dimensions and bearings.
49. The proposed site plan shall be properly marked with dimensions and bearings.
50. The proposed site plan shall be properly marked with dimensions and bearings.
51. The proposed site plan shall be properly marked with dimensions and bearings.
52. The proposed site plan shall be properly marked with dimensions and bearings.
53. The proposed site plan shall be properly marked with dimensions and bearings.
54. The proposed site plan shall be properly marked with dimensions and bearings.
55. The proposed site plan shall be properly marked with dimensions and bearings.
56. The proposed site plan shall be properly marked with dimensions and bearings.
57. The proposed site plan shall be properly marked with dimensions and bearings.
58. The proposed site plan shall be properly marked with dimensions and bearings.
59. The proposed site plan shall be properly marked with dimensions and bearings.
60. The proposed site plan shall be properly marked with dimensions and bearings.
61. The proposed site plan shall be properly marked with dimensions and bearings.
62. The proposed site plan shall be properly marked with dimensions and bearings.
63. The proposed site plan shall be properly marked with dimensions and bearings.
64. The proposed site plan shall be properly marked with dimensions and bearings.
65. The proposed site plan shall be properly marked with dimensions and bearings.
66. The proposed site plan shall be properly marked with dimensions and bearings.
67. The proposed site plan shall be properly marked with dimensions and bearings.
68. The proposed site plan shall be properly marked with dimensions and bearings.
69. The proposed site plan shall be properly marked with dimensions and bearings.
70. The proposed site plan shall be properly marked with dimensions and bearings.
71. The proposed site plan shall be properly marked with dimensions and bearings.
72. The proposed site plan shall be properly marked with dimensions and bearings.
73. The proposed site plan shall be properly marked with dimensions and bearings.
74. The proposed site plan shall be properly marked with dimensions and bearings.
75. The proposed site plan shall be properly marked with dimensions and bearings.
76. The proposed site plan shall be properly marked with dimensions and bearings.
77. The proposed site plan shall be properly marked with dimensions and bearings.
78. The proposed site plan shall be properly marked with dimensions and bearings.
79. The proposed site plan shall be properly marked with dimensions and bearings.
80. The proposed site plan shall be properly marked with dimensions and bearings.
81. The proposed site plan shall be properly marked with dimensions and bearings.
82. The proposed site plan shall be properly marked with dimensions and bearings.
83. The proposed site plan shall be properly marked with dimensions and bearings.
84. The proposed site plan shall be properly marked with dimensions and bearings.
85. The proposed site plan shall be properly marked with dimensions and bearings.
86. The proposed site plan shall be properly marked with dimensions and bearings.
87. The proposed site plan shall be properly marked with dimensions and bearings.
88. The proposed site plan shall be properly marked with dimensions and bearings.
89. The proposed site plan shall be properly marked with dimensions and bearings.
90. The proposed site plan shall be properly marked with dimensions and bearings.
91. The proposed site plan shall be properly marked with dimensions and bearings.
92. The proposed site plan shall be properly marked with dimensions and bearings.
93. The proposed site plan shall be properly marked with dimensions and bearings.
94. The proposed site plan shall be properly marked with dimensions and bearings.
95. The proposed site plan shall be properly marked with dimensions and bearings.
96. The proposed site plan shall be properly marked with dimensions and bearings.
97. The proposed site plan shall be properly marked with dimensions and bearings.
98. The proposed site plan shall be properly marked with dimensions and bearings.
99. The proposed site plan shall be properly marked with dimensions and bearings.
100. The proposed site plan shall be properly marked with dimensions and bearings.

- LEGEND**
- T. CONTOUR
 - T. STORM DRAIN
 - T. SANITARY
 - T. WATER
 - T. CURB & GUTTER
 - T. CONDUIT
 - T. GAS
 - T. UTILITY POLE
 - USED CONTOUR
 - USED STORM DRAIN
 - USED SANITARY
 - USED WATER
 - USED CURB & GUTTER



S/land technology inc.

Engineers & Surveyors

P.O. BOX 5614

Baltimore, Maryland

OWNER/DEVELOPER

1232 RACE ROAD PARTNERS

1030 MIDDLE RIVER ROAD

BALTIMORE, MARYLAND 21220

APPROVAL

LANDSCAPE PLAN

for

Cheryl Hinkle

ROSSVILLE MEDICAL-CENTER

1232 RACE ROAD

15th.ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Date: 10-31-89

PLANT LIST

KEY	QTY	POTENTIAL NAME COMMON NAME	SIZE	COMMIT	REMARKS
+	13	PLATYUS ACERIFOLIA LONDON PLANTAIN	2 1/2' - 3' CA	DBD	
2	2	PYRUS CALLERIANA REDPIRE PEAR	1 1/2' - 2' CA	BLD	
2	2	PIRUS STROBUS EASTERN WHITE PINE	5' - 6' HT	BLD	SPACE 8' O.C.
7	7	ELIOTMUS ALATUS DWARF WILDED ELIOTMUS	2 1/2' - 3' HT	DBD	SPACE 4' O.C.
9	9	PIRUS MUGO MUGUS DWARF MUGO PINE	13' - 24"	CAH	SPACE 3' O.C.
10	10	JULIPERUS CHINENSIS GOLD TIP JUIPER	13' - 24"	CAH	SPACE 3' O.C.
12	12	JULIPERUS SABIHA BROADMOOR JUIPER	13' - 18"	CAH	SPACE 3' O.C.
4	4	ALER RUPRUM RED MAPLE	2' - 2 1/2' CA	CAH	

- NOTES:**
1. Contractor shall notify Miss Utility a minimum of 72 hours prior to digging. Telephone: 1-800-257-7777.
 2. The location of all plant material is to be approved in the field by the Landscape Architect.
 3. The Landscape Architect is to be notified 48 hours before planting begins.
 4. This plan is to be used for planting only.

LANDSCAPE REQUIREMENTS

1. PROVIDE 1 TREE PER 40 LF OF ROAD FRONTAGE
2. PROVIDE 1 TREE PER 12 PARKING PLACES
3. PROVIDE 1 TREE PER 12 PARKING PLACES
4. PROVIDE 1 TREE PER 12 PARKING PLACES

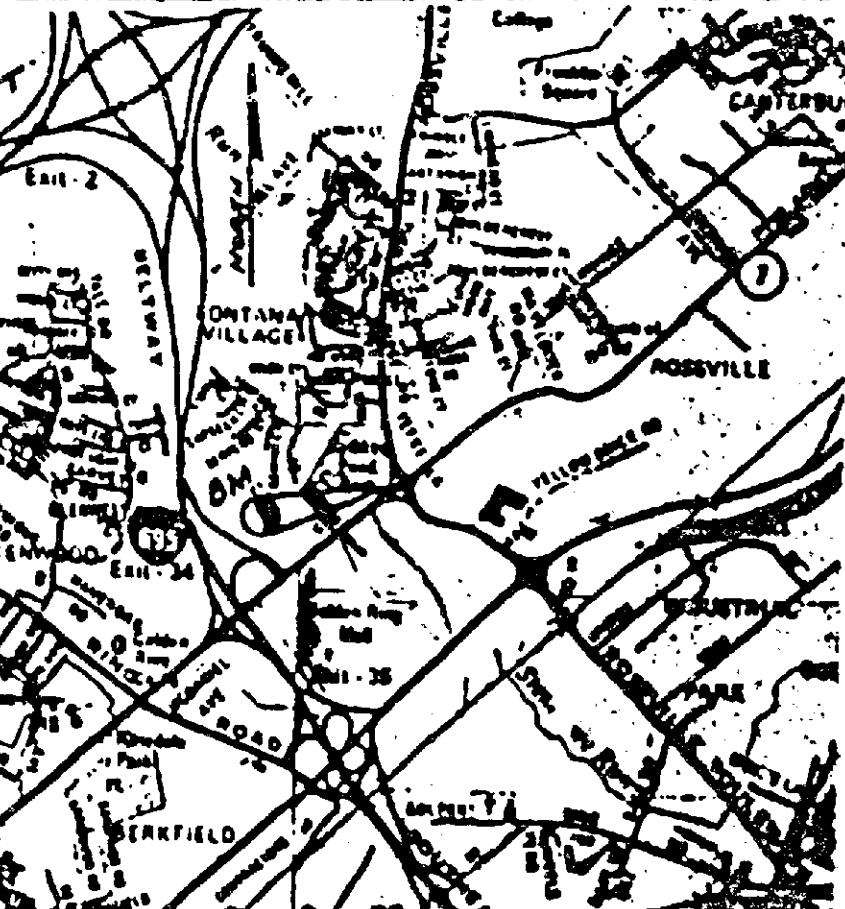
NOTE: OWNER IS REQUESTING VARIATION FROM DIST. 11.5 TO ALLOW A 50' SETBACK IN L.I.U. OF 75'.

TOTAL TREES PROVIDED:

11 MAJOR TREES

2 MINOR TREES

13



ROSSVILLE MEDICAL-CENTER

1232 RACE ROAD

15th.ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Date: 10-31-89

LANDSCAPE REQUIREMENTS

1. PROVIDE 1 TREE PER 40 LF OF ROAD FRONTAGE

2. PROVIDE 1 TREE PER 12 PARKING PLACES

3. PROVIDE 1 TREE PER 12 PARKING PLACES

4. PROVIDE 1 TREE PER 12 PARKING PLACES

APPROVAL

LANDSCAPE PLAN

for

Cheryl Hinkle

ROSSVILLE MEDICAL-CENTER

1232 RACE ROAD

15th.ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Date: 10-31-89